

**MINUTES
HOLLISTER PLANNING COMMISSION**

June 24, 2009

Chairman Huboi called the meeting to order at 6:02 p.m.

VERIFICATION OF AGENDA POSTING: The meeting agenda was posted at City Hall on June 19, 2009, at 4:17 p.m. per Government Code Section 65954.2(a)

PLEDGE OF ALLEGIANCE

ROLL CALL: Present: Alvarez, Huboi, Scott, Ross and Torres

Absent: None

Staff Present: Mary Paxton, Abraham Prado, David Rubcic, and William Avera

APPROVAL OF MINUTES: April 23, 2009

ACTION: Commissioner Ross made a motion to adopt the minutes of April 23, 2009. Commissioner Scott Seconded. Motion carried 5-0-0.

COMMUNICATIONS FROM THE PUBLIC: None

CONSENT CALENDAR: None

PUBLIC HEARINGS:

1. **Site and Architectural Review No. 2009-4** - Request for the construction of a 2,007 square foot building for a laboratory and outdoor RV parking storage in a M-1 Industrial Zoning District with Flood Hazard Overlay zoning on Lana Way (Assessor's Parcel No. 51-162-02) —Bolsa Analytical — CEQA: Categorically Exempt

Abraham Prado provided a report on the proposed project.

Open Public Hearing at 6:10 p.m.

Persons providing testimony

Thomas Moreno

Nektarios Matheon

Closed Public Hearing 6:15 p.m.

ACTION: Commissioner Scott made a motion to adopt Resolution PC 2009-09 approving Site and Architectural Review No 2009-04 with conditions as presented. Commissioner Alvarez Seconded. Motion carried 5-0-0.
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2. **Appeal of Administrative Permit Review for a Large Family Home Care No. 2009-1** / **Appeal** of a large family home care facility in a R-1 (Single Family Residence) Zoning District at 2760 Valley View Rd (Assessor's Parcel No. 57-62-64) — Karen Bushaw. (APPEAL HAS BEEN CANCELED)
3. **Amendment to Site and Architectural Review No. 2006-11** / Request for an amendment to Site and Architectural Review 2006-11 to construct four food booths and a seasonal shade structure on San Felipe Road in the Airport Support zoning district (Assessor's Parcel Nos.050-001-007 and 050-001-008) — Swank Farms — CEQA: Categorically Exempt

Mary Paxton provided a report on the proposed project.
Opened Public Hearing 6:30
Persons Providing testimony
Dick Swank
Bonnie Swank
Closed Public Hearing 6:40

ACTION: Commissioner Torres made a motion to adopt Resolution PC 2009-10 amending Site and Architectural Review No 2006-11 with conditions as presented. Commissioner Alvarez Seconded. Motion carried 5-0-0.
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4. **Amendment to Conditional Use Permit No. 2006-6** / Request for an amendment to Conditional Use Permit 2006-11 to allow a seasonal outdoor haunted area and four seasonal food booths on San Felipe Road in the Airport Support zoning district (Assessor's Parcel Nos.050-001-007 and 050-001-008) — Swank Farms — CEQA: Categorically Exempt

Mary Paxton provided a report on the proposed project.
Opened Public Hearing 6:45
Persons providing testimony: None
Closed Public Hearing 6:45

ACTION: Commissioner Scott made a motion to adopt Resolution PC 2009-11 amending Conditional Use Permit No 2006-06 with conditions as presented. Commissioner Alvarez Seconded. Motion carried 5-0-0.
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5. **Tentative Map No. 2009-2/Conditional Use Permit No. 2009-1/Site and Architectural Review 2009-6** / Request for a planned unit development and a tentative map to subdivide 24.40 acres into 166 lots for a senior development in a R3 Medium Density Residential Zoning District and site and architectural review for a 1,042 square foot recreation hall and a

2,678 square foot community building between Valley View Road and Airline Highway (Assessor's Parcel No.s 20-22-19, 21, 23, 25, 26 and 20-29-34, 36, 37 and 57-15-15, 16, 17, 18, 19 and 20) — Marilyn Ferreira Real Estate, Inc./Miller Homes, Inc. —CEQA: Mitigated Negative Declaration.

ACTION: Commissioner Ross made a motion to continue the Tentative Map No. 2009-2/Conditional Use Permit No. 2009-1/Site and Architectural Review 2009-6 to a special meeting on July 16, 2009. Commissioner Scott Seconded. Motion carried 5-0-0.

William Avera requested the Commission to allow item Number 7 on the Agenda be moved up and heard at this time. The Commission agreed and new business was heard.

NEW BUSINESS:

7. Draft Bicycle and Pedestrian Master Plan / Staff from the San Benito County Council of Governments will present an overview of the draft Bicycle and Pedestrian Master Plan.

Veronica Lezama provided a PowerPoint presentation on the Master Plan.

Persons Providing Testimony

Jack Bachofer

No action was taken by the Commission.

PUBLIC HEARINGS:

6. Growth Management Allocations Requests / Requests for allocations for residential growth management allocations for 2008, 2009 and 2010 pursuant to Ordinance 979 and the Residential Growth Management Ordinance Project Rating Scale adopted by the Hollister City Council in 2008

- T.T.I. Developers, 37 Detached Single Family units and 54 apartments units on Ladd Lane (behind K-Mart) in the R4-H/PZ Zoning District (Assessor Parcel Number 057-230-013).
- John Brigantino – San Benito Realty, Inc., 149 detached Single Family units in on Santa Ana Rd. (East of Gabilan Hills Elementary School) in the R1-L/PZ Zoning District (Assessor Parcel Numbers 019-310-059 and 019-310-061).
- Filed by George and Nicole Rajkovich, 75 detached Single Family units and 100 apartment units in on Cienega/Southside Roads (West of Ladd Lane Elementary School) in the R1-L/PZ Zoning District (Assessor Parcel Numbers 057-700-001 and 057-700-002).
- Filed by Ida and Garrett Rajkovich, 91 detached Single Family units in on 1261 Buena Vista Rd. in the R3-M/PZ Zoning District (Assessor Parcel Number 052-230-002).

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- Filed by Al Valles for Valles and Associates L.L.C., 24 Mixed Use apartment units and 50 apartment units complex in on East Nash and Cushman Street (current Gold's Gym location) in the Neighborhood Mixed Use (NMU) Zoning District (Assessor Parcel Numbers 057-230-001, 057-230-002, 057-230-003, and 057-230-019).
- BBZ LLC Properties, 64 vertical mixed use units and 10 attached Single Family units in on 1011 San Juan Rd. in the West Gateway Mixed Use Zoning District (Assessor Parcel Number 052-080-001).
- Feather Hill, LLC and Warmington Residential CA, 202 detached Single Family units and 187 attached Single Family units on 510 Hillcrest Rd. in the R3-M/PZ Zoning District (Assessor Parcel Number 054-350-031).
- John Cheney Sierra Nevada Land Co., 22 lots on Calistoga Dr. and Panorama Dr. (South of Cerra Vista Elementary School) in the R3-M/PZ Zoning District (Assessor Parcel Number 057-370-016).
- Ingrid Sywak, one detached Single Family unit and 7 attached Single Family units in on SW corner of South St. and Westside Blvd. in the R1-L/PZ Zoning District (Assessor Parcel Number 058-060-010).

William Avera provided a PowerPoint presentation summarizing the above projects.

Opened Public Hearing 8:05

Persons providing testimony

Lee Wieder requested the Rajkovich project be allocated 100 units from the affordable housing allocation pool.

Closed Public Hearing 8:08

ACTION: Commissioner Scott made a motion to adopt Resolution PC 2009-12 with the addition of 100 affordable units allocated to the Rajkovich 22 project. Commissioner Alvarez Seconded. Motion carried 5-0-0.
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OLD BUSINESS: None

PLANNING DEPARTMENT REPORTS: None

CITY ATTORNEY REPORTS: None

PLANNING COMMISSION REPORTS:

1. Chairman Huboi wanted to thank Ruth Erickson for the Wings of Freedom Display. It was a wonderful display of a B17, B-29, and P-51. He also mentioned the fundraiser Jazz Under the Stars on July 18th, and wanted to mention the Relay for Life walk on July 31, 2009. For any information regarding these events please call him at 636-0949.

2. Commissioner Scott mentioned that on July 1, 2009 persons 60 years and older can receive a certificate for \$20.00 for fresh vegetable at the Farmer's Market.

ADJOURNMENT

ACTION: Commissioner Scott made a motion to adjourn at 8:15 p.m.. Commissioner Ross Seconded. Motion carried 5-0-0.
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Chairman of the Planning Commission
of the City of Hollister

ATTEST:

William B. Avera, Secretary